
LAND USE CLASSIFICATIONS

Single Family Residential (SF): This category is composed mainly of single family dwellings on small, individual lots with a density of 3 to 5 dwelling units per acre. The Single Family Residential classification supports the principles of reinforcing existing neighborhoods and concentrating urban growth within short walking distances of neighborhood oriented services. This type of development should be oriented toward the center of the neighborhood.

Multi-Family Residential (MF): This category provides for multi-family housing at a density of 6 to 12 dwelling units per acre. The Multi-Family Residential classification accommodates housing types ranging from small-lot, single family detached and attached dwellings such as townhouses to moderate density, low-rise apartment dwellings.

Mixed Use Residential (MUR): This category applies to areas where the predominant use is residential and where compatible local-serving nonresidential uses may be introduced. The Mixed Use Residential classification accommodates a diverse mix of housing types and densities, while ensuring that buildings are of appropriate scale and intensity.

Mixed Use Office (MUO): This category provides areas on the fringes of the neighborhood that allow for a mix of offices, professional services, and residential uses. The Mixed Use Office Classification is not limited to office uses, and a creative mix of uses including townhouses or condominiums should be encouraged. This can include the mix of office and residential uses within the same structure.

Neighborhood Commercial (NC): This category provides small areas for offices, professional services, and shopfront retail uses that can be served by pedestrian access. Only low-intensity, neighborhood compatible uses are permitted in this classification. Ensuring that buildings are of appropriate scale and intensity is critical.

Mixed Use Commercial (MUC): This category is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complimentary. The Mixed Use Commercial classification encourages that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. A mix of uses within the same structure is also appropriate.

Mixed Use Commercial/Planned Development (MUC/PD): This category provides for a large-scale mix of commercial, office, and residential uses at the former Rolane Mill site. The building itself should be preserved and renovated along with the adjoining properties to enhance the overall block. The development of this area should occur in a cohesive and planned fashion to create a pedestrian oriented environment where people can enjoy a wide range of fulfilling experiences in one place. It is important the development of this area does not occur in a piece-mill or haphazard manner.

Industrial (IND): This category applies to areas at the southern fringe of the neighborhood where present or anticipated expansion of industrial uses may occur. The Industrial classification is limited to environmentally sensitive, industrially oriented uses such as manufacturing, assembly, and fabrication; wholesaling and distribution; and related office uses. New residential uses are discouraged in these areas, and as adjacent properties redevelop, new uses should be protected from adverse impacts (outside storage, noise, dust, glare, etc.).

